

Proposed New Section of Code –

Section 110.406.24 Modification of Building Placement Standards for setbacks for Parcels adjacent to unused Right-of- Way (ROW) of more than 20 feet. The Director of the Planning and Building Division may approve a modification of standards (Director's Modification) to reduce the front yard setback (as otherwise required by the underlying regulatory zone) by up to 10 feet from the front property line when the edge of pavement or curb of the public right-of-way (ROW) of a local residential street is more than 20 feet from the property line. The Director's Modification must include a finding that there are no planned future road expansions and will take roadway safety and snow storage into consideration. Additionally, the applicant must release Washoe County from any liability relating to street maintenance operations.